LIZARD

Landscape Design and Ecology

HAVANT PROPERTY INVESTMENT LLP

REDEVELOPMENT OF 32 NEW LANE HAVANT

Landscape Design Strategy

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Planning Issue

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1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology *(LLD)* has been commissioned by Havant Property Investment LLP to develop a Landscape Design Strategy for the proposed commercial development at 32 New Lane, Havant PO9 2JN.

1.2 A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment of the site was undertaken on 15th December 2020, to appraise the existing ecological resource within the land and the surrounding area. A full Ecological Impact Assessment *LLD2177-ECO-REP-001* was then undertaken using this baseline data.

1.3 The design strategy was informed by the Landscape and Visual Impact Assessment document LLD2177-LPL-REP-001 prepared by Lizard Landscape Design and Ecology following a site visit undertaken to appraise existing features on Site and the surrounding area on 12th January 2021.

1.4 The Landscape Design Strategy for this development site has been prepared by Kian Gharchedaghi (Landscape Architect) at Lizard Landscape Design and Ecology, Worthing.

2.0 EXISTING SITE INFORMATION

The Site

2.1 The proposed development site *(Grid Reference: SU 72529 07171 – hereafter referred to as 'the site')*, of 6.68Ha, is located within the commercial district known as the West Leigh Industrial Estate some 1.25km to the northeast of Havant town centre.

2.2 The site is dominated by buildings (totalling c. 2.74Ha) surrounded by hard / bare ground and comprises hard surface parking, access or gravelled areas, with small grass verges and introduced shrubs.

2.3 The northern boundary of the site which is formed of a fence and a sparse treeline faces onto adjacent commercial properties that form the Hayward Business Centre and an area of bare ground while the southern boundary formed of a fence and a hedge is shared with several more commercial properties forming Kenwood Bark Industrial Estate. The eastern boundary which rises steeply onto a heavily tree-lined bank is shared with a railway line beyond which the area comprises residential properties while the New Lane road runs along the western edge of the site which is formed of a fence and a grass verge.

Soil and Topography

2.4 Soil type across the Study Area is understood through reference to the Soilscapes Map *(produced by Cranfield University, with support from Defra)* to comprise: Freely draining slightly acid loamy soils.

2.5 The site slopes from an elevation of about 14m aOD along its western boundary to about 17m aOD along its eastern boundary abutting the railwayline.

Existing Vegetation

2.6 The existing vegetation is largely present along the site boundaries to the west and to the east of the site. The western boundary of the development site is lined with a scattered treeline comprising Sycamore, Norway Maple, Cherry Plum, Holm Oak, Hornbeam, Ash and several other species of Maple and Cherry layered with an existing Hawthorn hedge. The vegetation continues to the western end of the northern boundary and is formed of several trees and shrubs including species of Maple. The western section of the southern boundary is formed of a Yew hedge with Ash, Cypress, Oak and Beech trees concentrated to the existing vehicular access of the site. Several Hornbeams are located to the car parking zone to the south west of the site with a Norway Maple and Sycamore found closer to the building.

Surrounding Landscape

2.7 The site, located to the north east of the Havant town centre, falls within the Havant Borough Council and the West Sussex County Council jurisdiction. The site is situated within a commercial / industrial estate strip that runs northeast - southwest.

2.8 The eastern boundary of the commercial estate is offset from the edge of Havant by residential properties beyond which the land is formed of agricultural fields and parkland which continue northward to the meet the estate along its northern boundary. The wider landscape to the north, west and south are characterised by a fine grain urban fabric comprising predominately of residential properties.

2.9 The site is located some 2.6km to the southwest of The South Downs National Park (SDNP) and 1.3km to the northwest of the Chichester Harbour Area of Outstanding Natural Beauty (AONB). About 2km south of the site are the Chichester and Langstone Harbours Ramsar Site, Warblington Meadow SSSI, Chichester Harbour SSSI, Solent Maritime SAC and Chichester and Landstone Harbours SPA. Areas of Priority Habitat Deciduous Woodland can be found to the areas north of the site with several designated as Ancient Woodland. Leigh Park designated under Registered Parks and Gardens is located 1.3km northwest of the site. There are several listed buildings to the southwest, northwest and east of the site most concentrated to the town centre area.

BING AERIAL PHOTOGRAPH (C) 2020 MICROSOFT CORPORATION (C) 2020 DIGITAL GLOBE (C) CNES 2020 QGIS 2020.

N

Scale:
1:5000@A3
1:10,000@A4

0 50 100 250 500
Metres

Legend

Site Boundary

Figure 2.1. Development Site Boundary

3.0 DEVELOPMENT PROPOSAL

The proposal seeks to locate a new warehouse building centrally within the site standing at just under 16m in height. A canopy 5.4m tall, would abut the northern elevation of the proposed warehouse unit to aid van loading in all weather conditions. A three storey van storage building is also proposed to the south. Additional van storage areas are proposed across the western extent of the Site to maximise capacity and other ancillary buildings, such as security huts and welfare cabins would be located near the vehicle entrances. The proposal seeks to retain the existing trees and hedges across the site while introducing further soft landscape planting areas and tree planting to all boundaries. Timber, acoustic fencing at varying heights would be strategically positioned within the Site to mitigate noise spill to adjacent commercial and residential areas. Solar panels would be located on the south facing pitch of the new warehouse roof. Paladin fencing would be proposed along the southern eastern boundary.

3.1 Soft landscaping to the site comprising fastigiate, ornamental and native tree planting, native under-storey planting, mixed ornamental shrub and groundcover planting and hedgerows would enhance amenity and ecological value within the Site.

3.2 The existing hedgerow along the New Lane frontage would be retained and reinforced to include additional fastigiate tree planting, native under-storey planting and mixed ornamental shrub and groundcover planting to help filter views of the site from the west as the planting develops.

3.3 Vehicular and pedestrian access would be gained to the site would be gained via New Lane at 3no. locations. Unimpeded access to the main car park would be available to vehicular and pedestrian users of New Lane, while private access to the warehouses and operational areas are beyond security gates to the northwest and southwest.

3.4 2no. Proposed cycle shelters would be located within the main car park.

4.0 POTENTIAL LANDSCAPE SCHEME

Strategic Objectives

4.1 Strategic objectives of the Landscape Design Strategy include:

- *Enhancing the quality of the development by proposing a soft landscape scheme that would respond to the layout of the proposal and add to it a dynamic character through introduction of a variety of planting types that would provide year round interest;*
- *Enhancing the sense of enclosure by retaining and protecting the majority of trees within the site, reinforcing boundaries with additional native under-storey and ornamental planting as appropriate.*
- *Creating dense corridor would be created along New Lane that would include trees with an upright habit and dense foliage to filter views over time for those adjacent to the West. Fastigiate trees would also be used to provide vertical interest and filtering of views to the southern and eastern elevations where space is available.*
- *Visually softening the built form, hard landscape and boundary features (acoustic fencing) within the Site by including ornamental trees within the car parking area, as well as the use of additional tree, hedgerow and ornamental planting.*
- *Enhancing the ecological value within the Site by reinforcing ecological corridors to boundaries and the creation of a low management 'Ecological Zone' to the unused northeast corner of the Site, where dense native planting, log pile refuges and a hedgehog box would be located. Ecological enhancements would also include bird and bat boxes fixed to existing trees within the Site and mixed ornamental shrub and groundcover planting would include flowering shrubs included in the RHS 'Plants For Polinators' list.*

Layout

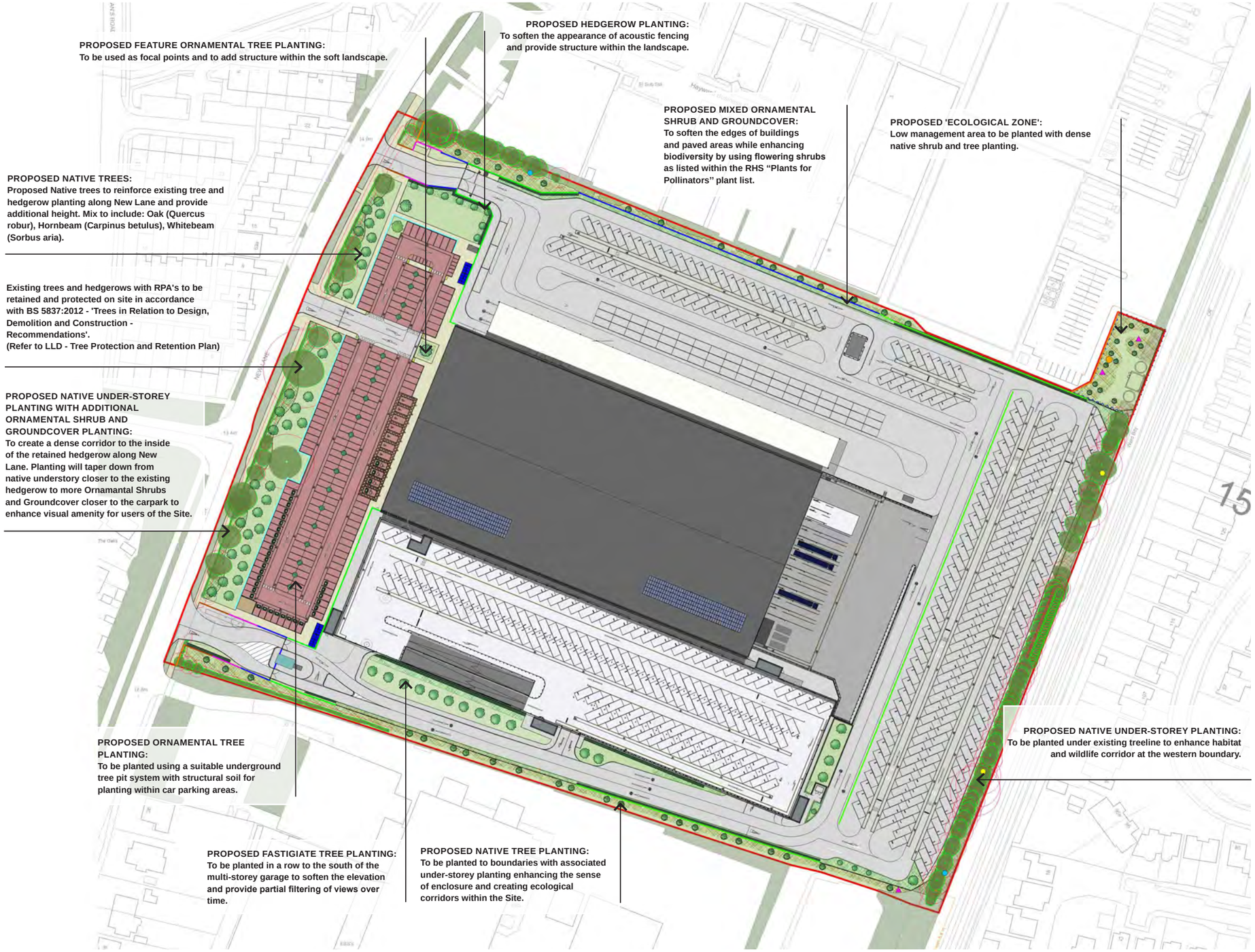
4.2 The means of access to the site is gained via New Lane along the eastern boundary. There are 3no. entrance points for vehicular access with the central-most providing vehicular access to the main car park. At the northwest and southwest entry points vehicular access is restricted to operational use, with security gates vehicular and pedestrian at either end flanked by acoustic fencing that increases in height incrementally up to the gate. Pedestrian access is available at all entry points through the asphalt paved footpaths that form a continuation of the New Lane footpath adjacent. Bicycle shelters would be provided to the frontage of the development to support the commercial unit.

4.3 The car parking area would be of a Macadam finish, with a row of trees planted in underground tree pits running north-south to both soften the hardscape and provide vertical interest, whilst also increasing circulation legibility. Open areas of greenspace would be located to the north and west with additional tree, hedgerow and ornamental planting. Disabled parking bays would be located closest to the main building for ease of access and would be delineated by painted markings on the macadam surface.

4.4 Once through the entrance to the south, an avenue of fastigiate trees would become more visible adjacent to the multi-storey garage, which as well as visually softening the approach would enhance the sense of arrival for those vehicular users. Tree and under-storey planting beyond the proposed acoustic and other fenceline to the south would become more apparent as planting matures, enhancing the sense of enclosure. The more narrow area of soft landscape afforded to the roadside in front of the fence would be planted with a mix of ornamental shrubs and groundcovers, while further east hedgerow planting would soften the run of 4m high acoustic fencing.

4.5 To the east, the existing treeline would be retained and planted with native under-storey planting to filter views of the railway line from within the Site and vice versa. This would also add to the visual amenity through the increase in noticeable vegetation within the large area of hard landscape. Paladin fence is also located to the south eastern elevation.

4.6 Continuing to the northern area of the Site, the boundary treatment remains largely consistent with the south. Further parking spaces for larger vehicles, both open and enclosed are located to the north with pedestrian walkways marked on the Macadam surface.



SITE BOUNDARY

SOFT LANDSCAPE

- Existing trees and hedgerows with TPO's to be retained and protected
- Proposed Fastigiate Tree Planting
- Proposed Ornamental Tree Planting: To be planted in a suitable tree pit system with structural soil.
- Proposed Native Tree Planting
- Proposed Feature Ornamental Tree Planting
- Proposed Grass Area
- Proposed Mixed Ornamental Shrub and Groundcover
- Proposed Native Understory Planting
- Proposed Hedgerow Planting

ECOLOGY

- Proposed 'Ecological Zone'
- Proposed Bird Boxes: To be installed on existing trees
- Proposed Bat Boxes: To be installed on existing trees
- Proposed Log Pile Refuge
- Proposed Hedgehog Box

HARD LANDSCAPE

- Proposed 4m High Acoustic Fencing
- Proposed 3m High Acoustic Fencing
- Proposed 2m High Acoustic Fencing
- Proposed 1m High Acoustic Fencing
- Proposed 2.4m High Paladin fencing
- Existing Fencing to be Retained
- Proposed Knee Rail

Figure 3.1. Landscape Masterplan Strategy - Ground Floor

N

NTS

Carpinus betulus 'Fastigiata'

Tilia cordata 'Greenspire'

Pyrus calleryana 'Chanticleer'

Betula pubescens

Cornus sanguinea

Viburnum opulus

Ilex aquifolium

Corylus avellana

Carpinus betulus

Griselinia littoralis

Viburnum davidii

Ceanothus thrysiflorus 'Repens'

Bergenia cordifolia

Ajuga reptans

Deschampsia cespitosa

Log piles

4.1 Soft Landscape

4.2 The soft landscape scheme aims to enhance the commercial development scheme through improving visual amenity, ecological enhancements and integrating softening and screening the boundary of the development. The objectives of the soft landscape design include:

- *Enhancing the quality of the development by proposing a soft landscape scheme that would respond to the layout of the proposal;*
- *Retaining and protecting existing trees, reinforcing boundary planting and creating ecological corridors and zones, thus enhancing the visual amenity of the development and the ecological aspect of the proposal;*
- *Softening and enhancing the boundary treatment and built-form, thus creating a positive relationship between the site and surrounds, and making a positive contribution to the streetscape.*

4.3 Feature ornamental tree planting would be proposed along planting beds to the frontage of the development to add a soft element of verticality that would provide year round interest and form focal points along the car parking zone. Trees would be sourced from a Semi Mature stock 18-20cm girth and 4.0-5.0m high.

4.4 The car parking zone would be arrayed with proposed ornamental tree planting that would soften the hard landscape area and enhance the visual amenity of the site frontage. Trees would be sourced from an Extra Heavy Standard stock,14-16cm girth and 3.0-4.0m high.

4.5 The existing tree line to the western boundary of the site would be reinforced with proposed fastigiate tree planting providing additional structure and height to allow for enhanced buffering and screening along the boundary whilst visually enhancing the streetscape. The reinforced treeline would also increase the ecological aspect of the site by strengthening the existing ecological corridor to the western edge of the site. Trees would be sourced from an Extra Heavy Standard stock Semi Mature stock 16-18cm girth and 4.0-4.5m high.

Group	Species / Product Name	Root Zone	Density / Rate	Specification
Proposed Fastigiate Tree Planting	*Carpinus betulus* 'Fastigiata'	RB/CG	As shown	Extra Heavy Standard, 16-18cm girth; 4.0-4.5m
	Tilia cordata 'Greenspire'	RB/CG		Extra Heavy Standard, 16-18cm girth; 4.0-4.5m
Proposed Ornamental Tree Planting	*Corylus colurna*	RB/CG	As shown	Extra Heavy Standard, 14-16cm girth; 3.0-4.0m
	Pyrus calleryana 'Chanticleer'	RB/CG		Extra Heavy Standard, 14-16cm girth; 3.0-4.0m
Proposed Native Tree Planting	*Acer campestre* 'Streetwise'	RB/CG	As shown	Heavy Standard, 12-14cm girth; 3.0m minimum
	Betula pubescens	RB/CG		Heavy Standard, 12-14cm girth; 3.0m minimum
	Crateagus monogyna	RB/CG		Heavy Standard, 12-14cm girth; 3.0m minimum
	Sorbus aucuparia 'Sheerwater Seedling'	RB/CG		Heavy Standard, 12-14cm girth; 3.0m minimum
Proposed Feature Ornamental Tree Planting	*Sorbus aria* 'Majestica'	RB/CG	As shown	Semi Mature, 18-20cm girth; 4.0-5.0m
	Gleditsia triacanthos 'Sunburst'	RB/CG		Semi Mature, 18-20cm girth; 4.0-5.0m
Proposed Native Understory Planting	*Cornus sanguinea*	BR	1/m^2	60-90cm height transplant
	Corylus avellana	BR		60-90cm height transplant
	Ilex aquifolium	BR		60-90cm height transplant
	Ligustrum vulgare	BR		60-90cm height transplant
	Viburnum lantana	BR		60-90cm height transplant
	Viburnum opulus	BR		60-90cm height transplant
Proposed Hedgerow Planting (Native and Ornamental Species)	*Carpinus betulus*	BR/CG	2 no. staggered rows @ 400mm apart and 500mm centres	90-120cm height
	Escalonia Iveyi	3L		60-90cm height
	Griselinia littoralis	5L	3 per linear metre	40-60cm height
	Photinia x fraseri 'Red Robin'	5L		40-60cm height
Proposed Mixed Ornamental Shrub Planting and Groundcover				
Proposed Ornamental Shrub Planting	*Ceanothus thrysiflorus* 'Repens'	3L	4/m^2	30-40cm height
	Choisya x dewitteana 'Aztec Pearl'	5L	3/m^2	40-60cm height
	Euonymus alatus 'Compactus'	10L	Specimen	60-90cm height
	Hebe 'Autumn Glory'	3L	4/m^2	30-40cm height
	Lavandula x *intermedia* 'Grosso'	3L	3/m^2	30-40cm height
	Lonicera nitida 'Maigrun'	3L	4/m^2	30-40cm height
	Lonicera pileata	3L	4/m^2	30-40cm height
	Perovskia 'Little Spire'	5L	3/m^2	40-60cm height
	Potentilla fruticosa 'Abbotswood'	3L	4/m^2	30-40cm height
	Rosmarinus officinalis 'Miss Jessops'	5L	3/m^2	40-60cm height
	Viburnum davidii	3L	4/m^2	30-40cm height
Proposed Herbaceous Perennials	*Ajuga reptans*	2L	5/m^2	20-30cm height, full pot, fully rooted, healthy
	Bergenia cordifolia	2L	5/m^2	20-30cm height, full pot, fully rooted, healthy
	Geranium 'Johnsons Blue'	3L	4/m^2	30-40cm height, full pot, fully rooted, healthy
	Vinca minor	2L	5/m^2	20-30cm height, full pot, fully rooted, healthy
Proposed Grasses	*Deschampsia cespitosa*	3L	4/m^2	30-40cm height, full pot, fully rooted, healthy
	Luzula sylvatica	2L	5/m^2	20-30cm height, full pot, fully rooted, healthy

Outline Plant Schedule and Specification

4.12 The planting palette has been composed to contribute to the ecological enhancement, local environment and landscape context. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the campers.

4.13 The soft landscape design proposals includes species recommended in RHS *'Perfect for Pollinators'* .

KEY:

BR	Bare Rooted Stock
C2/3/5	2/3/5 ltr Container Grown Stock
RB	Root Balled Stock

4.6 A layered habitat would be created along the existing and proposed tree line to the western edge of the site by introducing native understorey shrub planting thus creating additional shelter and foraging opportunities for wildlife. The understorey shrub planting would transition into an area of ornamental shrubs and groundcover thus enhancing the visual appeal along the car parking zone. The understorey and ornamental planting area would have a sinusoidal edge to create a soft and naturalistic aesthetic.

4.7 Hedging would be proposed across the development to soften the visual effect of the timber acoustic panel which ranges from 1-4m whilst also creating structure within the landscape areas.

4.8 The area formed by the existing palisade fencing and proposed acoustic timber fencing to the northern and southern boundary of the site would be planted with a layered habitat of native understorey shrub planting and native tree panting at a relief of about 1.5m from the pallisade fencing, providing a low maintenance solution to the landscape area whilst also increasing ecological resilience to the site and surrounds by creating new ecological corridors. The tree planting would also form, a soft visual buffer along the boundaries of the site.

4.9 The existing tree line to the eastern boundary of the site raised on an earth berm would be reinforced with native understorey shrub planting, adding to the ecological aspect of the site.

4.10 Sections of the southern and eastern façades of the multi-storey car park would be softened with fastigiate tree planting that would provide year round interest. Areas of mixed ornamental shrubs and groundcover would comprise feature shrubs, herbaceous perennials and grasses adding colour, texture and movement to the site.

4.11 An ecological zone would be proposed to the north eastern corner of the site comprising native trees planted in groups and layered with native understorey shrub planting, extending and enhancing the ecological corridor along the eastern boundary of the site. The ecology area would be provided with log piles to create habitats for decomposer invertebrates, fungi, hibernating reptiles and small mammals.

Hard Landscape

4.14 The hard landscape areas encompass the access roads, pedestrian pathways, tree pit detail and acoustic barriers to the development.

4.15 The objectives of the proposed scheme include:

- *Proposing structures and materials that would be sympathetic with the architectural design of the building and the surrounding context of the development site;*
- *Visually softening the built form, hard landscape and boundary features (acoustic fencing) within the Site by including ornamental trees within the car parking area, as well as the use of additional tree, hedgerow and ornamental planting.*

4.16 The hardstanding to the development largely comprising the access routes and parking zone would be paved with macadam and footpaths would be surfaced with asphalt and tactile at crossings to be in keeping with the commercial context of the site and the colour tone of the building. The loading and unloading bays area would be surfaced with concrete.

4.17 Ornamental tree planting to the car parking zone would be designed into suitable underground tree pit systems that would be sympathetic to the hard landscape palette to the surroundings.

4.18 Acoustic fences ranging from 1 to 4m high would be proposed to suitable areas to the site to contain noise level from the commercial unit. *Refer to Noise Constraints Assessment A118298 by Tetra Tech*.

4.19 Part of the Existing fence would be retained and the boundary fence treatment along the south eastern would be fenced with Paladin fence.

4.20 A knee rail would be proposed along the car parks to the North western front of the site along New Lane.

Ecological Enhancements

4.21 Bird boxes would be installed to the northern aspect and bat boxes to the southern aspect of existing boundary trees to provide additional bird and bat habitat. Hedgehog boxes would also be provided to the ecological area to the north east of the site.

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